

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JANUARY 26, 2021, AT 10:00 A.M.**

Pursuant to applicable law, the Chairman has determined that an in-person meeting is not practical or prudent. Accordingly, attendance at this meeting will be by remote means only. Instructions for how to attend this meeting and participate in oral public comment will be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>].

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org and raymond.valadez@cityofchicago.org.

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

NO. 20565-T1 (1st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6231

Common Address: 650 N Wood St

Applicant: Grasslands 1801 LLC

Owner: Huron-Wood Condominium Association

Attorney: Law Offices of Samuel V.P. Banks, Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) to RM5.5 Residential Multi-Unit District

Purpose: To permit the conversion of the existing commercial unit into a dwelling unit, resulting in an all residential building, with a total of (9) nine dwelling units, at the subject site

NO. 20573 (3rd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6224

Common Address: 2500-48 S Wabash Ave

Applicant: Smash INTERACTIVE LLC

Owner: Chicago SI LLC

Attorney: Graham Grady

Change Request: C1-5 Neighborhood Commercial District and M1-3 Limited Manufacturing / Business Park District to C2-3 Motor Vehicle-Related Commercial District and C2-3 Motor Vehicle-Related Commercial District to a Business Entertainment Planned Development

Purpose: To allow for the development of an Esports stadium venue which will have a 1,000 person occupancy and Applicants corporate headquarters

NO. 20585-T1 (3rd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6219

Common Address: 2601-25 S Wabash Ave; 43-63 E 26th St

Applicant: Smash INTERACTIVE LLC

Owner: Chicago SI II LLC

Attorney: Graham Grady

Change Request: M1-3 Limited Manufacturing / Business Park District to B1-1 Neighborhood Shopping District

Purpose: To establish retail and off-site accessory parking use within the subject property

NO. 20581 (7th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6214

Common Address: 10318 S Torrence Ave

Applicant: Justin Jose

Owner: Justin Jose

Attorney: Gordon and Pikarski

Change Request: RS3 Residential Single Unit (Detached House) to B3-1 Community Shopping District

Purpose: To use the vacant property in order to expand the existing and adjoining gas station located at 10302 S Torrence Ave

NO. 20578 (8th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6209

Common Address: 1503 E 74th Place

Applicant: Chicago Land Title and Trust Company ATUT #8002383076

Owner: Chicago Land Title and Trust Company ATUT #8002383076

Attorney: Mark Kupiec

Change Request: RS3 Residential Single Unit (Detached House) to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: To comply with the minimum lot area per dwelling unit requirements of the ordinance in order to establish one additional dwelling unit within the existing building for a total of 3 dwelling units

NO. 20584-T1 (12th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6218

Common Address: 2401 S Homan Ave; 3349-59 W 24th St

Applicant: 2401 H Buyers LLC

Owner: 2401 H Buyers LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: To add four dwelling units to the existing building for a total of eight dwelling units on the property

NO. 20577-T1 (12th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6208

Common Address: 3300 W Pershing Road; 3846-58 S Spaulding Ave

Applicant: 3300 W Pershing LLC

Owner: 3300 W Pershing LLC

Attorney: Rolando Acosta

Change Request: RS3 Residential Single Unit (Detached House) to RM6 Residential Multi-Unit District

Purpose: To add three dwelling units to the existing building for a total of ten dwelling units on the property

NO. 20579-T1 (15th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6210

Common Address: 4834 S Oakley Ave

Applicant: South Oakley Venture LLC

Owner: South Oakley Venture LLC

Attorney: Mitchell Weinstein

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: Change of use to Commercial Art Studio

NO. 20567 (17th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6241

Common Address: 6430 S Richmond St

Applicant: Michelle Alexander Investments LLC

Owner: Michelle Alexander Investments LLC

Attorney:

Change Request: RS3 Residential Single Unit (Detached House) to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: In order to meet bulk requirements and density to allow the conversion of the basement level into two additional dwelling units

NO. 20564 (25th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6232

Common Address: 1930-2050 S Jefferson Street; 1927-2051 S Des Plaines Street; 2020-50 S Des Plaines Street; 2037-51 S Ruble Street; 563-571 W Cullerton Street

Applicant: New Chan LLC

Owner: New Chan LLC

Attorney: Tyler Manic, Schain Banks

Change Request: Planned Development No. 1123 to B2-3 Neighborhood Shopping District

Purpose: To return the zoning to the B2-3 Neighborhood Shopping District according to Statement 17 of PD 1123 because of no commencement of construction for 6 years of approval of PD 1123

NO. 20566 (26th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6230

Common Address: 1000-1002 N California Ave

Applicant: Gino Battaglia

Owner: Gino Battaglia

Attorney: Dean Maragos

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: To establish a tavern, on the ground floor and seek a variation for public place of amusement for live entertainment with in 125 feet of a RS-3 Zone

NO. 20580 (27th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6212

Common Address: 3323-3369 W Grand Ave

Applicant: The Grand Augusta LLC

Owner: The Grand Augusta LLC

Attorney: Jack Parrino/ Bernie Citron

Change Request: B2-3 Neighborhood Shopping District to M1-1 Limited Manufacturing District

Purpose: To construct a commercial building for the operation of a car wash

NO. 20582-T1 (27th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6216

Common Address: 615 N Ogden Ave

Applicant: Profus Construction Inc.

Owner: 1157 W Erie LLC

Attorney: Mark Kupiec

Change Request: M1-2 Limited/ Manufacturing Business Park District to B2-5 Neighborhood Mixed Use District

Purpose: To allow residential use at the property, and to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new six-story mixed-use building with commercial unit on the ground floor and 9 dwelling units on the upper floors.

NO. 20570 (29th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6239

Common Address: 207-09 N Parkside Ave

Applicant: North Courts 5 Inc.

Owner: North Courts 5 Inc.

Attorney: Thomas Moore

Change Request: RS3 Residential Single Unit (Detached House) to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to rezone the property to allow sufficient density to add 2 dwelling units to the unused basement-level of the existing 3-story, 6 dwelling unit building for a total of 8 dwelling units. There are no planned changes to the exterior of the building and the 11 on-site parking stalls will remain with no changes.

NO. 20576 (30th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6228

Common Address: 2400-2440 N Meade Ave; 6100-6138 W Fullerton Ave

Applicant: Public Building Commission

Owner: Chicago Park District

Attorney: Scott Borstein

Change Request: POS-1 Regional or Community Park District to RS3 Residential Single Unit (Detached House) and RS3 Residential Single Unit (Detached House) to an Institutional Planned Development

Purpose: To allow the construction of a new elementary school for the area

NO. 20571 (31st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6238

Common Address: 4921 W Belmont Ave

Applicant: Auto Renew Group LLC

Owner: Auto Renew Group LLC

Attorney: Law Offices of Samuel V.P. Banks, Sara Barnes

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

Purpose: To permit the conversion-expansion of the existing non-conforming automobile service operations, to include detailing, reconditioning and light painting services, by a new operator withing the existing building

NO. 20568 (31st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6242

Common Address: 4830 W Diversey Ave; 2820 N Cicero Ave

Applicant: Grocery Retail Holdings, LLC

Owner: Grocery Retail Holdings, LLC

Attorney: Thomas Moore

Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: The applicant wishes to rezone the property to allow for a coin-operated laundromat in the existing vacant 1-story commercial building. The 100 exterior, on-site parking stalls (97 parking stalls, 3 handicap parking stalls) will remain with no changes

NO. 20562 (31st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6235

Common Address: 3054-58 N Kostner Ave

Applicant: 3058 N Kostner LLC

Owner: 3058 N Kostner LLC

Attorney: Tyler Manic & Ben Weber, Schain Banks

Change Request: RS3 Residential Single Unit (Detached House) to RM4.5 Residential Multi-Unit District

Purpose: The purpose of the rezoning is to meet the bulk and density requirements of the code to allow for the sub-division of the existing one improved zoning lot into two zoning lots. The zoning change will bring the non-conforming 6 dwelling unit residential building into compliance, the rear detached private 2 car garage at the rear of the property on the adjacent vacant yard will remain unchanged. Lot 2, the adjacent yard containing the rear garage will allow the construction of a 2 story 2 dwelling unit residential building

NO. 20569 (32nd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6240

Common Address: 3056 N Racine Ave

Applicant: Helena Hyangran Chung

Owner: Helena Hyangran Chung

Attorney: Thomas Moore

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: A new commercial tenant in the vacant ground floor commercial unit; the second commercial unit will remain with the current retail tenant, Studio 32, Inc. The 2 story mixed use building and two car detached garage will remain with no changes.

NO. 20574 (40th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6226

Common Address: 2645-2759 W Foster Ave, 2716-2760 W Foster Ave, 2801-2859 W Foster Ave, 2826-2836 W Foster Ave, 5101-5159 N Francisco Ave, 5100-5158 N California Ave, 2724-2758 W Winona Ave, 2739-2759 W Winona Ave, 2800-2858 W Winona Ave and 2801-2850 W Winona Ave

Applicant: Swedish Covenant Health dba Swedish Hospital

Owner: Swedish Covenant Health dba Swedish Hospital

Attorney: Graham Grady

Change Request: RS3 Residential Single Unit (Detached House) to C1-5 Neighborhood Commercial District and C1-5 Neighborhood Commercial District to Residential-Institutional Planned Development No. 92, as amended and designated as Subarea B; and designating as Sub Area A, a portion Residential-Institutional Planned Development No. 92 found in Map No. 13-I

Purpose: There are no proposed changes to the applicant's Medical campus which is located within existing PD No. 92 (Subarea A). Once the Subject Property is included within existing PD No. 92's boundaries, it will be developed with a new 8-story building, which will include a) approximately 2,500 sq. ft. of retail space at grade; b) seventy (70) interior, on-site parking spaces within (the 2nd - 4th floors; c) medical outpatient facilities within the 5th - 8th floors, consisting of a total of approximately 52,000 s.f.. The proposed overall building height is 124 ft. and the proposed development includes a 9,250 s.f. green roof.

NO. 20575 (40th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6227

Common Address: 5200-5224 N Washtenaw Ave; 2700-2712 W Foster Ave; and 2701-2711 W Farragut Ave

Applicant: Foster Washtenaw LP

Owner: Immanuel Evangelical Covenant Church

Attorney: Steven Friedland

Change Request: RS3 Residential Single Unit (Detached House) to B2-3 Neighborhood Shopping District and then a Planned Development

Purpose: To permit the development of 70 dwelling units for seniors and families with a community center

NO. 20572 (42nd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6237

Common Address: 523-45 S Wabash Ave; 63-69 E Ida B. Wells Dr.; 50-66 E Harrison St

Applicant: Eterra Plus, LLC

Owner: Auditorium Park One, LLC; Wabash Harrison Park One, LLC

Attorney: Michael Ezgur

Change Request: DX-12 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant proposes to construct a new, mixed-use, residential and hotel development consisting of a 23 story and 36 story building connected by a commercial and parking base. The commercial space is approximately 42,000 square feet on the first and second floors. There are 777 residential units, 314 hotel keys 151 automobile parking spaces.

NO. 20587 (43rd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6222

Common Address: 735-37 W Wrightwood Ave

Applicant: NY II, LLC

Owner: NY II, LLC

Attorney: Tyler Manic & Ben Weber, Schain Banks

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To comply with bulk, density, and minimum lot area requirements to allow for the addition of two dwelling units to an existing 3 story mixed use building

NO. 20586-T1 (44th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6221

Common Address: 3436-3448 N Broadway

Applicant: 3440 Broadway LLC

Owner: 3440 Broadway LLC

Attorney: Katriina McGuire

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To redevelop the parcel with a hotel with accessory uses and parking

NO. 20588 (47th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6223

Common Address: 2145 W Montrose; 4631 N Lincoln Ave

Applicant: 2139 W Montrose Condominium Association

Owner: 2139 W Montrose Condominium Association

Attorney: Talar Berberian

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To permit the existing 7,618 square feet of building area, in order to allow the existing bulk and density and legalize the existing commercial space and four dwelling units

NO. 20583-T1 (47th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6217

Common Address: 3437 N Paulina Street

Applicant: Semco Realty Group LLC-3447

Owner: Semco Realty Group LLC-3447

Attorney: Tyler Manic, Schain Banks

Change Request: RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: In order to meet the bulk and density requirements to allow for the construction of an additional unit at the garden level of the front building. Zero parking is existing and no additional parking will be provided

NO. 20563-T1 (47th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6234

Common Address: 4040-4048 N Hermitage Ave

Applicant: 4046 Hermitage LLC

Owner: 4046 Hermitage LLC

Attorney: Warren E. Silver

Change Request: RM5.5 Residential Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: To amend the development plan to allow for construction of a residential apartment building containing 19 dwelling units and 19 enclosed parking spaces

NO. 20561 (50th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6236

Common Address: 2620 W Touhy Ave

Applicant: Hebrew Theological College

Owner: Yeshiva Ohr Boruch, The Veitzener Cheder, Inc

Attorney: Mark Nova

Change Request: RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to B3-1 Community Shopping District

Purpose: To permit the operation of a full-time all day seminary college program leading to a full range of course offerings leading to a Bachelor of Arts degree as well as Hebrew Teacher Certification